



For Additional Information or Questions, contact:

Kevin Sullivan

ksullivan@crc.ga.gov

Land Use Planner

Coastal Regional Commission

Lupita McClenning

lmcclenning@crc.ga.gov

Director of Planning & Government Services

Coastal Regional Commission

Coastal Regional Commission Website

www.crc.ga.gov



The Fort Stewart / Hunter Army Airfield Joint Land Use Implementation Project Model Overlay Zoning District Workshop Series

Background and Overview:

Click [here](#) to
view the entire
2005 Joint Land
Use Study (JLUS)

This Model Overlay Zoning District is an implementation project of the Fort Stewart/HAAF Joint Land Use Study (JLUS), which was completed in 2005. The Fort Stewart/HAAF JLUS was prepared by the Coastal Regional Commission and funded by the Office of Economic Adjustment, Department of Defense (DoD) as a cooperative land use planning initiative among the U.S. Army, cities and counties surrounding this military installation. The ongoing JLUS implementation program seeks to establish and bridge the relationship between Fort Stewart and the community to avoid conflicts associated with future community growth. The JLUS objective is to protect the resident's quality of life, the property owner's rights and the existing and future mission of the Fort Stewart installation.

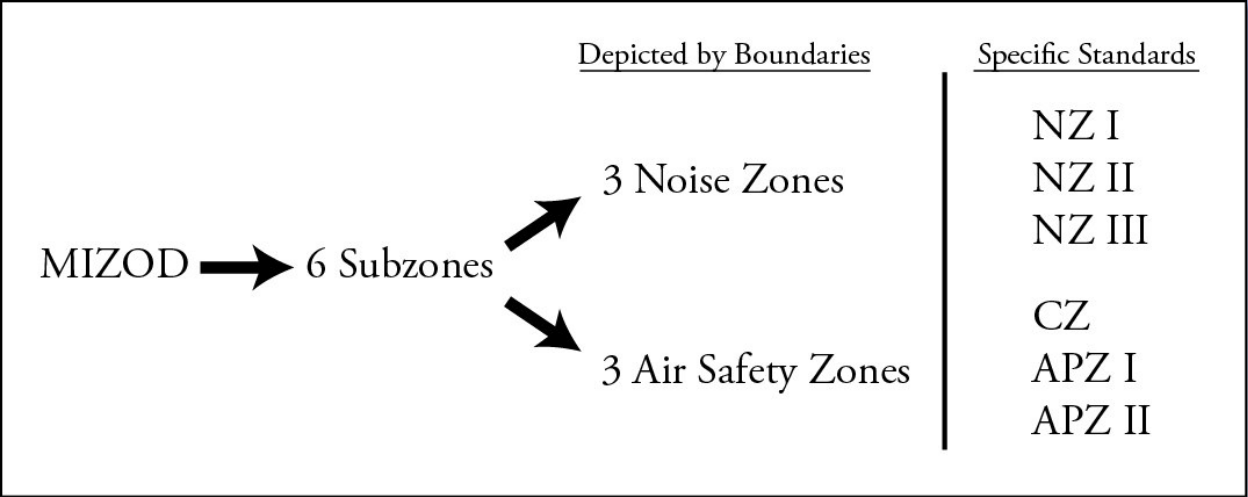


"The intent of the Fort Stewart/HAAF JLUS is to identify, address and resolve encroachment issues between the military and its civilian neighbors to promote compatible land uses and growth management guidelines. Encroachment—urban development near military installations—can contribute to problems with the military's operational effectiveness when preparing for missions. It can also be disruptive to the civilian population, as well as public establishments such as schools and religious centers, that are located near the base."

Military Installation Zoning Overlay District

The Fort Stewart/Hunter Army Airfield Joint Land Use Implementation Project seeks to successfully implement the recommendations of the 2005 Joint Land Use Study (JLUS), update any changes that have occurred since the original document was created and provide analysis for future recommendations.

The Military Installation Zoning Overlay District (MIZOD) is being developed as the zoning tool to implement the policies of the Fort Stewart/HAAF JLUS and to regulate incompatible development surrounding the military installation. The MIZOD is divided into six (6) subzones, each having specific standards beyond what is required by the underlying zoning district. These subzones are categorized into three (3) Noise Zones and three (3) Air Safety Zones. The boundary of the MIZOD is derived from the boundary of the largest subzone, thus acting as an umbrella for the remaining five (5) subzones. The official boundary of the MIZOD was developed as part of the Fort Stewart/HAAF JLUS.



MIZOD Quick facts:

- The MIZOD is a voluntary Model Zoning Overlay District
- The MIZOD is developed for use in conjunction with existing zoning regulations by local municipal and county jurisdictions
- Each jurisdiction has some flexibility in the composition of the MIZOD they adopt, but...
- The MIZOD should remain consistent with the Fort Stewart/HAAF JLUS and Federal guidelines for land use compatibility surrounding military installations.
- The MIZOD provides a regulatory framework for communities to ensure compatible land use planning and development standards for off-post lands impacted by military activities

Remember... The MIZOD implements recommendations contained in the Fort Stewart/HAAF JLUS by protecting its future military mission and the economic health of the region and individual property rights. It also protects the health, safety, welfare and quality of life of residents and businesses in the surrounding municipalities and counties.

Click [here](#) to view a draft of the MIZOD.

Workshop Content:

Details of the MIZOD – What, Why and Benefits

Boundaries – Noise Zones and Safety Zones

Land Use Regulations – Noise Zones and Safety Zones

CommunityViz Demonstration

Discussion and Questions



Public Outreach and Education Calendar:

Liberty Consolidated Planning Commission

Tuesday, April 20, 2011
11:00 am
LC Annex Board Room
112 N. Main Street, Hinesville, GA

Long County Planning and Zoning Board

Thursday, April 21, 2011
6:00 pm
Long County Courthouse
459 McDonald Street, Ludowici, GA

Bryan County Planning and Zoning Meeting

Thursday, May 5, 2011
7:00 pm
Bryan County Courthouse Annex
Pembroke, GA

Fort Stewart Growth Management Partnership

Tuesday, May 24, 2011
1:00 pm
Liberty County Annex Board Room
112 N. Main Street, Hinesville, GA